AN ORDINANCE   Z-02-26
BY: ~~ZONING COMMITTEE~~   3-12-02
    ~~Dan Staus~~

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as
follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended, and the
maps established in connection therewith be changed so that the following property
located at **80 Jackson Street, S.E./71 Lucy Street, S.E. (aka 76 Jackson Street,
S.E.)/77 Lucy Street, S.E.** be changed from the **R-5 (Two-Family Residential)** District,
to the **RG-3 (Residential General-Sector 3)** District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot **45** of the **14th** District,
Fulton County, Georgia, being more particularly described by the attached legal
description.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003
of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development," as
identified by the use of the Suffix "C" after the district designation in Section 1 above,
the Director, Bureau of Buildings, shall issue a building permit for the development of
the above described property only in compliance with the attached conditions. Any
conditions hereby approved (including any conditional site plan) do not authorize the
violation of any zoning district regulations. District regulation variances can be approved
only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk,
be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this
ordinance are hereby repealed.

L E G A L   D E S C R I P T I O N

All that tract or parcel of land lying and being in Land Lot 45 of the 14th District (and also being in the City of Atlanta) and being more particularly described as follows:

Beginning at a point at the back of the sidewalk corner located at the intersection of the southerly right of way of Lucy Street and the easterly right of way of Jackson Street:

THENCE North 84 degrees 11 minutes 50 seconds East for a distance of 114.88 feet to a point at the back of sidewalk corner along the southerly right of way of Lucy Street:

THENCE South 21 degrees 16 minutes 00 seconds East for a distance of 97.92 feet to an iron pipe found at the base of a wall along the westerly right of way of Lucy Street:
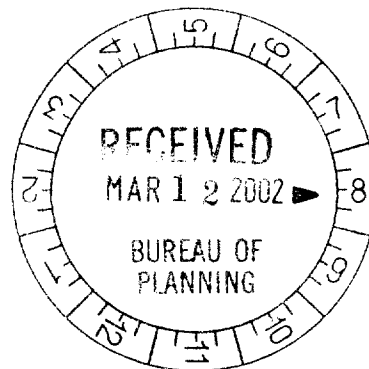
THENCE South 82 degrees 32 minutes 34 seconds West for a distance of 121.75 feet to an iron pin found along the easterly right of way of Jackson Street;

THENCE North 16 degrees 57 minutes 01 seconds West for a distance of 99.77 feet to the point of beginning.

Together with and subject to covenants, easements, and restrictions of record.

Said property contains 0.262 acre or 11,411 square feet.

Lucy/Jackson parcel
file: c1388-4
Roeser Consultants, Inc.
March 7, 2002

RECEIVED
MAR 1 2 2002
BUREAU OF
PLANNING

Z-02-26

COUNCIL ACTION

☐ 2nd ☐ 1st & 2nd ☐ 3rd
Readings
☐ Consent ☐ V Vote ☐ RC Vote

CERTIFIED

MAYOR'S ACTION

First Reading

Committee _____
Date _____
Chair _____

Committee	Committee
Date	Date
Chair	Chair
Action: Fav, Adv, Held (see rev. side) Other:	Action: Fav, Adv, Held (see rev. side) Other:
Members	Members
Refer To	Refer To

Committee	Committee
Date	Date
Chair	Chair
Action: Fav, Adv, Held (see rev. side) Other:	Action: Fav, Adv, Held (see rev. side) Other:
Members	Members
Refer To	Refer To

02-O-0822

(Do Not Write Above This Line)

AN ORDINANCE   Z-02-26
BY: ZONING COMMITTEE

AN ORDINANCE TO REZONE FROM THE R-5
(TWO-FAMILY RESIDENTIAL) DISTRICT
TO THE RG-3 (RESIDENTIAL GENERAL-
SECTOR 3) DISTRICT, PROPERTY LOCATED
AT 80 JACKSON STREET, S.E./71 LUCY
STREET, S.E. (AKA 76 JACKSON STREET,
S.E./77 LUCY STREET, S.E., FRONTING
99.77 FEET ON THE EASTERLY SIDE OF
JACKSON STREET BEGINNING AT THE
SOUTHEAST CORNER OF LUCY STREET.
PROPERTY ALSO FRONTS 97.42 FEET ON
THE WEST SIDE OF LUCY STREET. DEPTH:
121.75 FEET; AREA: 0.262 ACRE;
LAND LOT 45, 14TH DISTRICT, FULTON
COUNTY, GEORGIA.
OWNER: GREGORY B. EVANS
APPLICANT: WILLIAM L. STEPHENSON
NPU-M   COUNCIL DISTRICT 5

☐ CONSENT REFER
☐ REGULAR REPORT REFER
☐ ADVERTISE & REFER
☐ 1st ADOPT 2nd READ & REFER

Date Referred 5/6/02

Referred To: ZRB + Zoning